

May 18, 2021  
Planning and Zoning Meeting Summary

Members Present: Dick Trask, Lynn Ekelund, Andy Gogates, George Cardwell, Don Mazzeo, Larry Lieberman, Maurice McGrath

Also Present: Ms. Christy Rogers Town Manager, Seth Thompson Town Solicitor, Brian Miller Town Engineer, Zack Crouch D.B.F. Engineering, Eric Sugrue, Preston Schell, Bette Misichronis, Patsy Wells, Jeff Wells, Forest Webster,

Call to Order: Dick Trask Chairman

Roll call of Members: All Present

Additions and Corrections to Agenda: None, Motion to Accept by George Cardwell, 2nd by Lynn Ekelund, Vote, Unanimous

Approval of Agenda: Motion to Accept By George Cardwell, 2nd by Lynn Ekelund

Approval of Synopsis of Minutes of April 20, 2021 meeting. Motion to Accept by Lynn Ekelund, 2nd by George Cardwell

Public Hearing: Milton Attainable Housing requesting preliminary site plan review. For property at 24700 Broadkill Road,(AKA) The Clifton Property.

Mr. Zack Crouch speaking for the applicant. Said that there were slight modifications from the original plan. Due to utilities, Tide Water needs, grading and storm water needs.

Plan still consists of 240 units in total. There is more detail to the clubhouse and pool, plantings around buildings and perimeter. Mr. Crouch commented on questions brought up by the Town Engineer, and says they have all been answered.

He then referred to a discussion he had with Mr. Thompson concerning regulations on parking and plantings in the right of way around parking areas. Asking for a waiver for parking in the Town code.

Dick Trask asked if any utilities would possibly be running under the four foot right of way required around parking areas.

Mr. Thompson spoke to this saying that in more traditional Townhomes, there would be a front yard setback from parking and sidewalk areas. In this case as the roads will be private as opposed to town controlled, there would be no public right of way.

He went on to say that section 220-42A does not need to be requested for change. And the request concerning section 220-42B should be taken to the Board of Adjustment.

Garage spaces will also be built, three buildings at first. A frame roofs with vinyl siding. Also there will be eight to ten electric charging stations for cars installed, the site will be wired so that more can be put in to meet demand.

Dick Trask asked Mr. Brian Miller about the D.B.F. plans. If he had any concerns or questions about them that had not been answered yet. Mr. Miller said that there were still some outstanding.

Mr. Preston Schell said that all units would be rentals. With 30-40% going to maintenance of the development.

George Cardwell asked about the placement locations of water meters. And how would the town have access to them?

Mr. Crouch said that a vault would be built for all meters and fire valves. The final plans for this need to be worked out with the town Public Works Department.

Dick Trask had a question on plan numbers submitted to the commission? Mr. Crouch said these were changed due to a letter from DELDOT.

Don Mazzeo asked Mr. Miller about the amount of items needed to go over with D.B.F.? Mr. Miller said the majority were mostly smaller issues.

Questions were brought up concerning border notes on plans that needed to be corrected before submission to Town. And what were the exterior elevations of the completed buildings going to look like. Also that there would be no elevators and all stairs would be exterior.

Don Mazzeo thought it was interesting that the placement of dumpsters were not always accessible or placed safely near buildings. Especially near buildings 1 and A. He also asked about safety lighting around the dumpster at night. Also the entrance for vehicles from Broadkill Road was very sharp, and needed to be addressed for safety.

Mr. Trask referenced a letter he had received from the Chairman of the Delaware Sprinkler Board. Asking that sprinklers be installed in all buildings like these.

Public Testimony:

Bette Misichronis, had questions about traffic and sidewalks around the development. Also about the possibility of streetlights being installed on Bay Ave.

Zach Crouch stated that they were working with DELDOT on these items. And that they had submitted a plan for improvements.

Forest Webster of 2477 Broadkill Road, Asked about the amount of traffic that will be introduced to the area. He asked about the density of the project to the area, and said he felt it would negatively affect the traffic in the area and the quality of life for people.

George Cardwell asked if a traffic impact study had been done and submitted to DELDOT. Concerning proposed traffic flow on Broadkill Road, Country Road, and Bay Ave.

Mr. Wells A Farmer east of the project area, who runs a family farm that his family has had for 150 years. Stated that he is against the size of the project, the density of it, and the number of people and traffic it will bring to the area.

Don Mazzeo asked Mr. Schell what his definition was on the proposal of 'workforce housing' in this case. Mr. Schell said that it was based on \$60,000 income with 30% of income spent on housing.

Another question asked by a Town Resident referred to the timed that there are baseball, softball tournaments at the nearby sports fields, and had any thought about the amount of traffic and parking generated by these tournaments been put into the traffic plan.

Patsy Wells: Had questions also about traffic on Bay Ave. Union Street and Country Road and Route 16. Comparing her concerns to those brought out during the hearings for the proposed Beebe building on Mulberry Street. Stating that children walk to school along Bay Ave. and the dangers they may face. Also the Traffic problems that will increase on these streets. Asking for these things to be considered.

George Cardwell asked concerning the question of parking spaces allotted in the development. That if they do not meet zoning requirements, can preliminary approval still be granted? Seth Thompson said that if all criteria are not met. Then final approval cannot be granted.

There was more discussion concerning the parking request and how it would be sent to the Board of Adjustment.

Mr. Thompson said that if the Board of Adjustment did not grant approval. Then the applicant would have to make adjustments to their plan.

Motion to close the Public Hearing, Motion by George Cardwell 2nd by Lynn Ekelund. Vote: Unanimous

New Business: Milton Attainable Housing requesting preliminary site plan approval.

Motion by George Cardwell, 2nd by Lynn Ekelund, to approve with conditions: 1. Board of Adjustment approval for parking request. 2. Correct all mistakes with blueprints, 3. Get all approvals from agencies involved, 4. Finalize all easements and water meter access for the town. And correct elevations. 5. Finalize electrical recharge stations; Vote: Unanimous

Submitted by Maurice J. McGrath

Accepted and approved at the 22 June 2021 P&Z Commission meeting.